



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY JUNE 27, 2011  
1015 LOCUST ST. #1200  
4:00 P.M.**

<http://stlouis-mo.gov/cultural-resources>

<b>PRELIMINARY REVIEWS</b>			<b>PG.</b>
<b>A.</b>	<b>1710 CARROLL STREET</b>	<b>LAFAYETTE SQUARE HISTORIC DISTRICT</b>	<b>1</b>
<b>B.</b>	<b>800, 802 &amp; 804 ANN AVENUE</b>	<b>SOULARD HISTORIC DISTRICT</b>	<b>12</b>
<hr/>			
<b>APPEAL OF STAFF DENIALS</b>			
<b>C.</b>	<b>1828 HICKORY STREET</b>	<b>LAFAYETTE SQUARE HISTORIC DISTRICT</b>	<b>20</b>

**SPECIAL AGENDA ITEM**

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**Presentation on current practices in other municipalities for the regulation of solar panels in Historic Districts.**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
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FRANCIS G. SLAY, Mayor

**A.**

**DATE:** June 27, 2011  
**FROM:** Jan Cameron, Preservation Administrator, Cultural Resources Office  
**SUBJECT:** Preliminary review to construct a two-story single-family house  
**ADDRESS:** 1710 Carroll Street  
**JURISDICTION:** Lafayette Square Historic District — Ward 6



**1710 CARROLL STREET**

**Owner and Applicant:**

Piper Properties  
John Mueller

**Recommendation:**

Staff recommends preliminary approval be granted to the project concept, but that the developer be directed to continue to work with the Cultural Resources Office staff to refine elements and details of the design.





**VIEW OF SITE FROM EAST**

#### **BACKGROUND:**

On April 29, 2011, the Cultural Resources Office staff met with the project developer to discuss a preliminary design for a detached, single-family house. This would be the first of a number of single-family residences that the developer intends to construct on the site. The larger property at 1710 Carroll encompasses the south side of Carroll Street between Dolman and S. 18<sup>th</sup> Streets, and was originally the site of the Peabody School (1872 — demolished 1940). It was later occupied by a Salvation Army facility, demolished in 2006. The owner is requesting Preservation Board preliminary approval of the first house design, which has been pre-sold.



**SITE ALONG S. 18<sup>TH</sup> STREET LOOKING NORTHEAST**





DETAIL OF WROUGHT-IRON FENCE AND HISTORIC CONCRETE RETAINING WALL

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #63327, Lafayette Square Historic District:

**ARTICLE ONE – DEFINITIONS**

*16 Intermediate Facade*

*Term used to describe the architectural elevation(s) of a building which meet the following criteria:*

- (1) Side elevation which faces an alley,*
- (2) The section of a side elevation that is in front of the building line of adjacent structures,*
- 3) For a side elevation next to a vacant lot or side yard, all stories of the first 15 feet of this elevation behind the Public Facade.*
- 4) For the remainder of the side elevation(s) that face a vacant lot or side yard (behind the 15 foot line), the elevation shall be Intermediate for certain respects and Private for others. The first story of the side elevation that faces a vacant lot or a side yard shall be considered Private in all respects of the Code, beginning 15 feet back from a Public Facade. All stories above the first story of a side elevation facing a vacant lot or side yard shall comply with the provisions for Intermediate Facade in all the sub-sections of 201 - Roofs, all the sub-sections of 202 - Exterior Walls, and Section 203.2 - Windows at Intermediate Facades. For the issues covered in Sections 204, 205, 206, 207, and 208, these elevations are to be considered Private. See Article 210 for special provisions for additions at these elevations.*
- 5) No rear elevation of any building is considered an Intermediate Facade.*

**Comment:** The east side elevation is an Intermediate Façade. The rear elevation facing south is considered a Private Façade.

#### *28 Public Façade*

*Term used to describe the architectural elevation(s) of a building which fronts on a public street. The Public Facade includes those sections of the elevation which are recessed. The facade of a carriage or alley house which faces the rear of the main structure on the same lot is the Public Facade.*

**Comment:** There are two Public Facades, the primary elevation facing Carroll on the north and the side elevation at S. 18<sup>th</sup> Street on the west.

### **ARTICLE 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS**

*This article shall apply to existing Non-Historic Buildings, New Construction and permitted additions to existing Historic Buildings.*

#### **301 PUBLIC AND INTERMEDIATE FACADES**

1. *The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:...*

##### **301.1 Site**

1. *Alignment*
  1. *New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings...*
  3. *In the event that new a new building is to be located on a block which is completely unbuilt, then the alignment shall be that which is most prevalent within the adjacent blocks or across the street...*

**Complies.** Public and Intermediate Facades will take their alignment from the buildings opposite on Carroll Street.

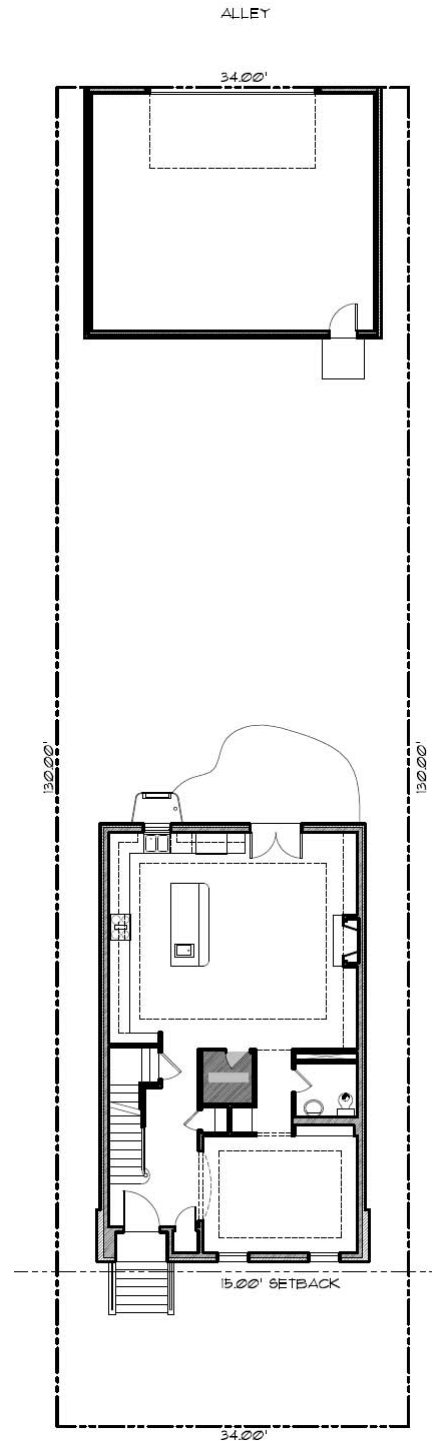
## 2. Setback

1. *New construction shall have the same setback as adjacent buildings...*
3. *In the event that new construction is to be located on a block which is completely unbuilt, then the setback which is most prevalent within adjacent blocks or across the street shall be used...*

**Complies.** Setbacks will be similar to those of the properties opposite on Carroll Street.

3. *Every unit shall have a Public Façade.*
4. *There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks.*
5. *Ancillary buildings or construction shall not be visible from public streets, unless they comply with Section 301, except 301.1(B) and 301.3.*
6. *No curb cuts shall be allowed.*
7. *Grading*
  1. *The existing grades of a site may not be altered beyond minor grading to affect water runoff.*
  2. *In all new buildings, a least one Public Façade that faces the street shall contain an entrance.*

**Complies.** The existing retaining wall will remain. Steps will be cut into it as necessary for access to the new buildings.



SITE PLAN



RENDERING OF PROPOSED BUILDING

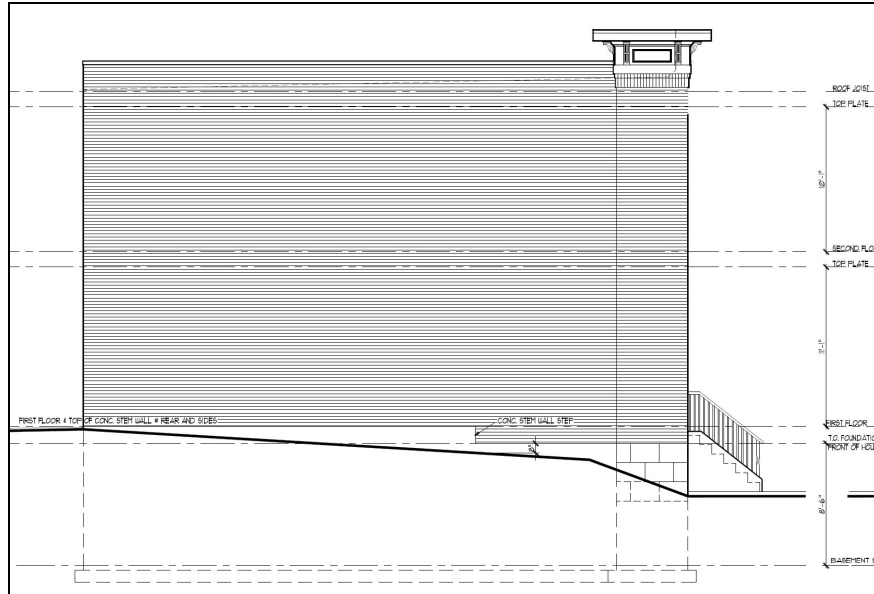
### 301.2 Mass

1. *The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.*

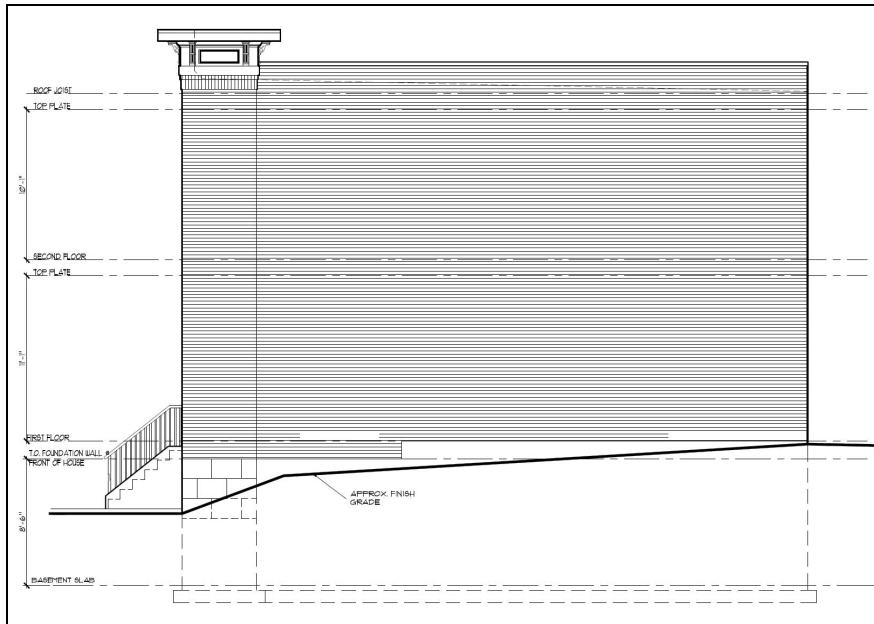
**Complies.** The building's mass is similar to the buildings opposite on Carroll Street.

2. *All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that facade.*

**Complies.** The building is raised a similar height above grade as the buildings opposite; the front foundation will be veneered in an appropriate material.



**SIDE ELEVATIONS**



### **301.3 Scale**

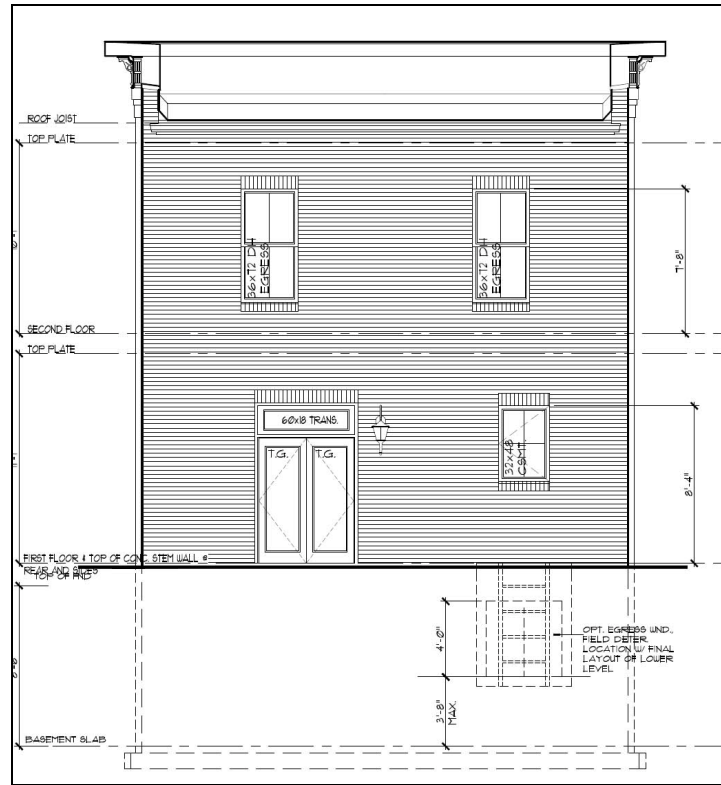
1. *New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.*

*Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the crown molding on a Mansard building, to the roof eave on a building with a sloping roof.*

**Partly complies.** While the new building has the same number of stories as other residential properties in the immediate area, the proposed floor-to-



ceiling heights are greater: 11 feet at the first story and 10 at the second, adding approximately 2 feet to the height of the front elevation.



REAR ELEVATION

2. The building height shall be within 2' above or below the average height within the block....

**Appears to comply.** The building approximately 2 feet taller than other two-story, flat-roofed buildings in the vicinity.

### 301.4 Proportion

1. The proportions of new construction and additions shall be comparable to those of adjacent buildings.

**Complies.** The proportions of windows and doors appear to be appropriate, although their sizes are small in proportion to the building façade.

### 301.5 Ratio of Solid to Void

1. The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.

**Complies.** It appears that the front elevation, the windows and the recessed entry make up at least 25% of the wall surface. However, the area is still smaller than is characteristic of historic examples.

2. *The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:*
  1. *1:2 and 1:3. The height shall be at least twice the width ( $W \times 2 < H$ ).*
  2. *Approved by the Lafayette Square Restoration Committee.*

**Complies.** The individual windows appear to be of appropriate proportions. Again, in comparison to the size of the façade, somewhat larger openings would be historically appropriate.



**MODEL EXAMPLE**

### **301.6 Public and Intermediate Facade Materials and Material Color**

1. *Finish materials shall be one of the following:*
  1. *Kiln-fired brick, 2-2/3" x 8" x 4" nominal, or brick size based on a model example.*

*Comment: Brick within the District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.*
  2. *Stone common to The District*
  3. *Replica stone including scored stucco*
  4. *Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels.*
  5. *Approved by the Lafayette Square Restoration Committee....*

**Complies.** All four elevations will be brick, of a consistent color to be approved by the Cultural Resources Office staff.

2. *Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.*

**Complies.**

3. *Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).*

**Complies.** The gutter will be located at the rear elevation and will be color-clad aluminum.

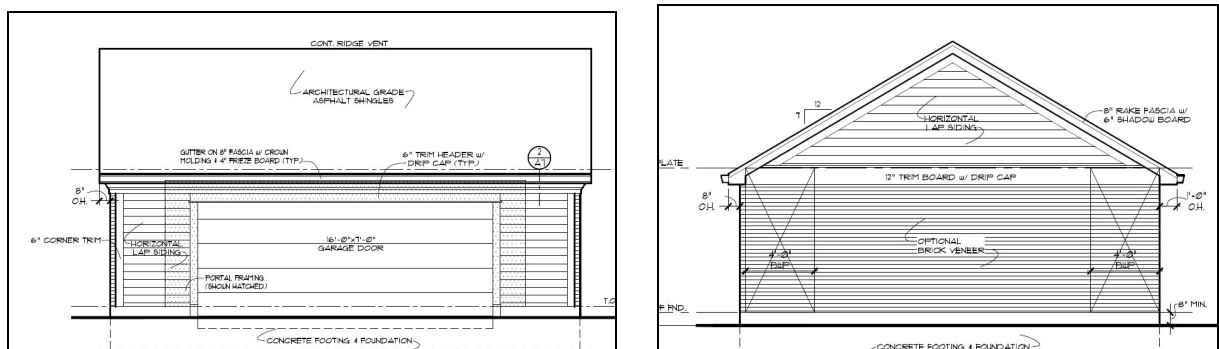
4. *A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.*

**Complies.**

### 301.7 Public and Intermediate Facade Roofs

1. *Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.*
2. *Visible roofing material shall be limited to the following:*
  1. *slate,*
  2. *synthetic slate,*
  3. *asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,*
  4. *standing seam, copper or pre-finished sheet metal roofing,*
  5. *Plate or structural glass....*

**Not Applicable.** The roof will be flat, sloped minimally to the rear of the building.



GARAGE ELEVATIONS

### 303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES

1. *Garages shall be set within 10' of the alley line.*
2. *Garages shall be directly behind the main structure on the site.....*
3. *Vehicular access shall only be from the alley. See also Section 301.1(F)*
4. *Garage doors shall be parallel to, and face, the alley.*

**Partly complies.** The block currently has an L-shaped alley that provides access to only half of the development site. The developer

plans to provide access for the remainder of the site with a shared drive.

5. *Construction materials:*

1. *Consistent with a model example.*
2. *Brick*
3. *Stone or replica stone, including scored stucco or block.*
4. *Siding*

**Complies.** The garage will have a brick façade facing the house and a sided façade at the alley. Brick veneer on the secondary elevations will be offered as a buyer option.

**COMMUNITY CONSULTATION:**

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There has been no communication from the 6<sup>th</sup> Ward Alderman, or the Lafayette Square Restoration Group regarding this project. The Cultural Resources Office staff understands that the Development Committee has reviewed the project and had some comments; however, at this time we have not received a letter to that effect.

**COMMENTS:**

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The proposal appears to comply with the existing Lafayette Square Historic District Standards. However, the developer has met with the Lafayette Square Restoration Group, which has requested that his new design follow an Historic Model Example, which will be required in the district's revised historic standards document that is nearly ready for the Board's consideration. The owner has agreed to this and submitted an Historic Model Example.

The sizes of the windows and the height of the cornice should be adjusted to accommodate the somewhat larger scale of the design.

**CONCLUSION:**

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Staff recommends preliminary approval be granted to the project concept, but requests that the developer continue to work with the Cultural Resources Office staff to refine elements and details of the design.

**CONTACT:**

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Jan Cameron Planning and Urban Design, Cultural Resources Office  
Telephone: 314-622-3400 x 216  
Fax: 314-622-3413  
E-Mail: [cameronj@stlouiscity.com](mailto:cameronj@stlouiscity.com)



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CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**B.**

**DATE:** June 27, 2011  
**FROM:** Jan Cameron, Preservation Administrator  
**SUBJECT:** Preliminary Review: to construct three attached single-family houses with detached garages  
**ADDRESS:** 800, 802 and 804 Ann Avenue  
**JURISDICTION:** Soulard Historic District — Ward 7

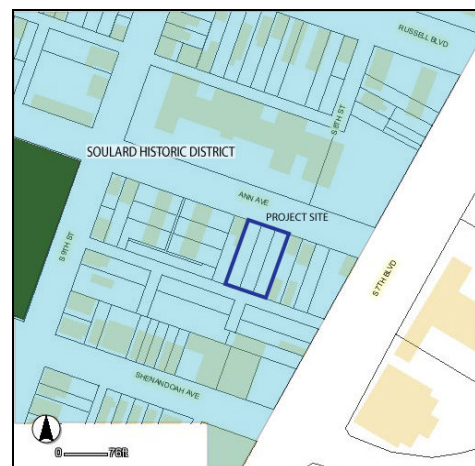


800, 802 AND 804 ANN AVENUE

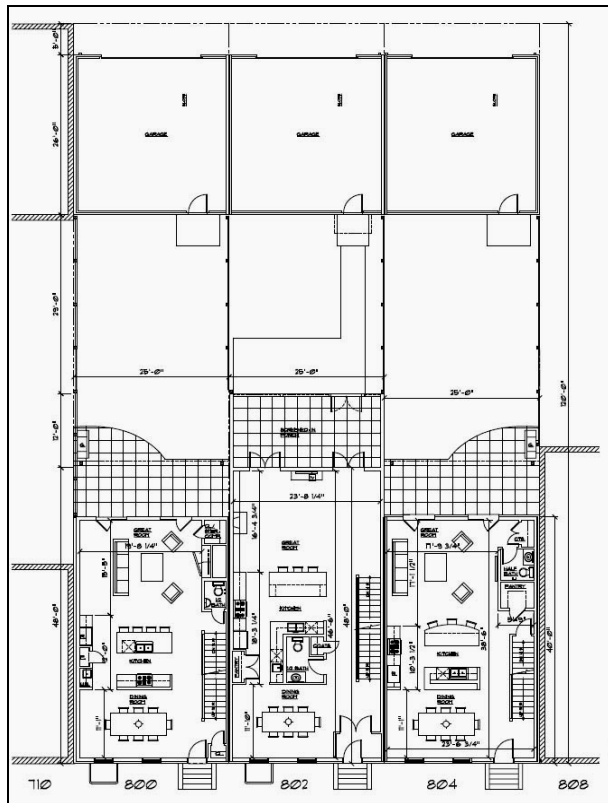
**Architect:**  
Johnson Architectural Services  
Laura Johnson

**Owner:**  
Kevin King

**Recommendation:**  
That the Preservation Board grant preliminary approval with the stipulation that final construction documents and exterior materials are reviewed and approved by the Cultural Resources Office staff.







PROPOSED SITE PLAN

#### BACKGROUND:

On June 9, 2011, the Cultural Resources Office received a preliminary review request to construct three attached two-story single-family houses at 800-804 Ann Avenue in the Soulard Historic District. As new construction, the project was scheduled for the Preservation Board at its next meeting.

#### RELEVANT LEGISLATION:

Per the Soulard Historic District Ordinance:

##### **ARTICLE 1: DEFINITIONS**

##### *101 Definitions*

##### *101.14 Model Example*

*A building or element(s) of a single building type or style constructed prior to 1929 and:*

*Existing or once existing within:*

*The Soulard Historic District; or*

*The City of St. Louis...and*

*Offered to prove that:...*

*A design proposed for constructing a new building will result in a building compatible with its architectural environment; and*

*Of a comparable form, architectural style and use as:...*

*The building to be constructed.*

**The applicant has submitted several Model Examples, all similar in date of construction, scale and general proportions. The design of the proposed buildings does not follow any one of them exactly, but generally complies with the intent of this section.**



710 ANN (ADJACENT TO PROJECT ON EAST)



808 ANN — MODEL EXAMPLE (ADJACENT ON WEST)

*101.17 Public, Semi-Public, and Private Facades...*

**Each building has a single Public Facade facing Ann Avenue.**

**ARTICLE 3: NEW BUILDINGS**

**301 Public and Semi-Public Facades of New Construction**

*The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:*

**301.1 Site**

*A site plan shall describe the following:*

*Alignment*

*New buildings shall have their Public Facades parallel to the Public Façade of the adjacent buildings...*

**Complies.**

*Setback*

*New buildings shall have the same setback as adjacent buildings...*

**Complies.** The new houses will conform to the building line at the street.

**301.2 Mass**

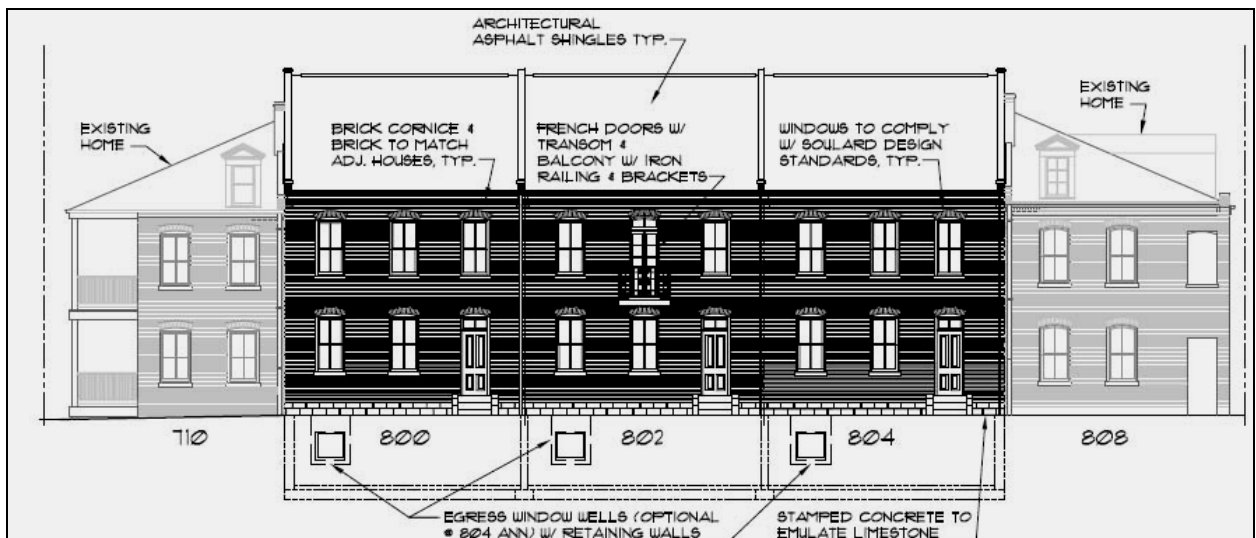
*Mass is the visual displacement of space based on a building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, an on the same side of the street.*

**Complies.**

### 301.3 Scale

*Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements...A new building shall appear to be the same number of stories as other buildings on the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings...*

**Partly complies.** The three buildings will appear to be two and one-half stories, as are the adjacent flounder houses that bookend the site. However, the buildings have a basement level, which the end units do not — and floor lines are slightly higher. Differing floor-to-ceiling heights are characteristic of many blocks in Soulard, and of this block in particular.



FRONT ELEVATIONS WITH ADJACENT BUILDINGS AT 710 AND 808 ANN



EXAMPLES OF DIFFERENT BUILDING HEIGHTS AT EACH END OF THE 700-800 BLOCK OF ANN

301.4 *Proportion*

*Proportion is the system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings...*

**Complies.** The proposal adheres to the proportions of the submitted Model Examples.

301.5 *Ratio of Solid to Void*

*The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.*

*The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.*

**Complies.** The percentage of openings on the primary elevations complies with this requirement.

*The height of a window in the Public Facade shall be between twice and three times the width....*

**Complies.** Window proportions are approximately 2-1/2 to 6, and replicate that of the windows on historic houses.

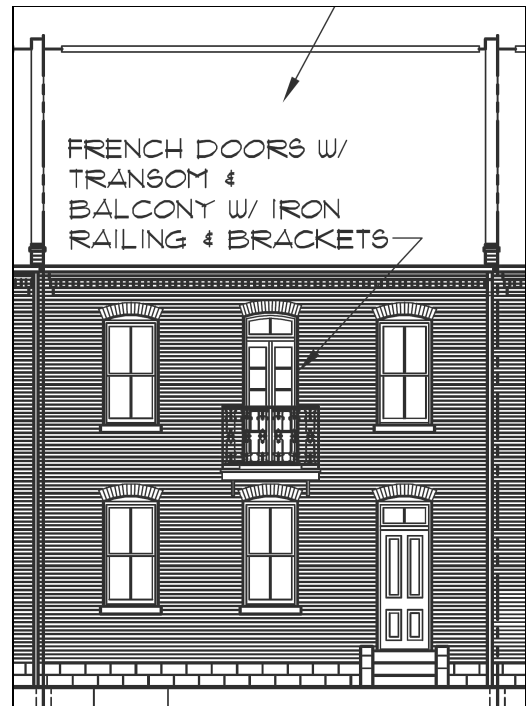
301.6 *Facade Material and Material Color*

*Finish materials shall be one of the following:*

*For walls:*

- *Kiln-fired brick (2-1/3" by 8" by 3-5/8")...*
- *Stone common to the Soulard Historic District.*
- *Scored stucco and sandstone.*
- *4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.*

**Complies.** The street elevations will be brick and will have corbelled cornices. The foundations will be painted. The rear elevations will be sheathed with a paintable cement lap siding.



CENTER BUILDING FRONT ELEVATION WITH BALCONY AND FRENCH DOORS

*For foundations:*

- *Stone, new or used, which matches that used in the Soulard Historic District;*
- *Cast-in-place concrete with a stone veneer; or*
- *Cast-in-place concrete, painted.*
- *4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.*

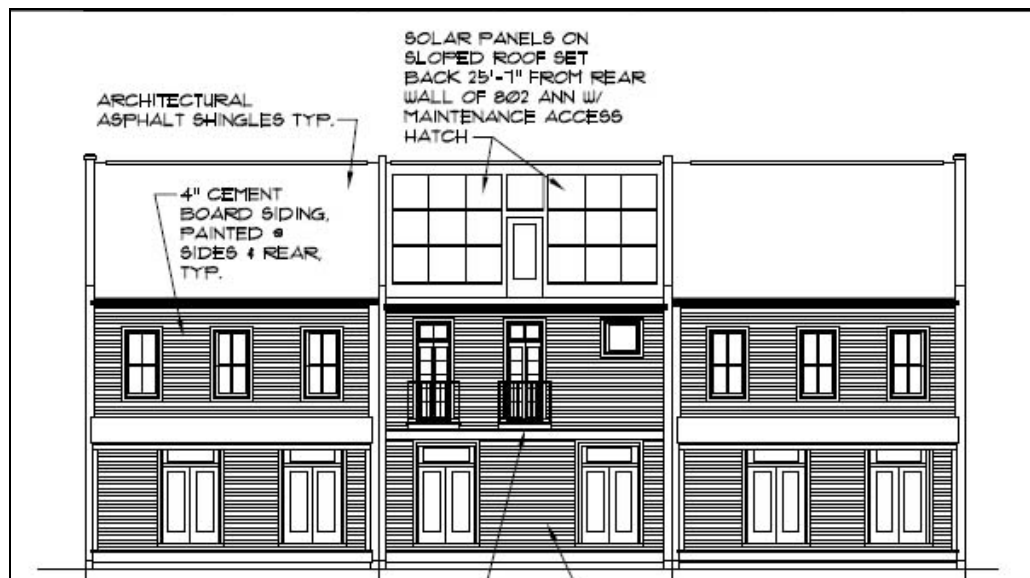
**Complies.**

*Finished façade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.*

**Complies.**

*Glazing shall be clear, uncolored glass or based on a Model Example.*

**Complies.**



**SOUTH (REAR) ELEVATION WITH SOLAR PANELS ON CENTER BUILDING AND REAR ONE-STORY PORCHES  
CENTER UNIT WILL HAVE A RECESSED SCREENED PORCH AT THE FIRST STORY**

**303    *Garages and Carports in New Construction***

*Garages and carports are not regulated except as follows:*

*Vehicular access shall only be from the alley.*

*Garage doors shall be parallel to, and face, the alley.*

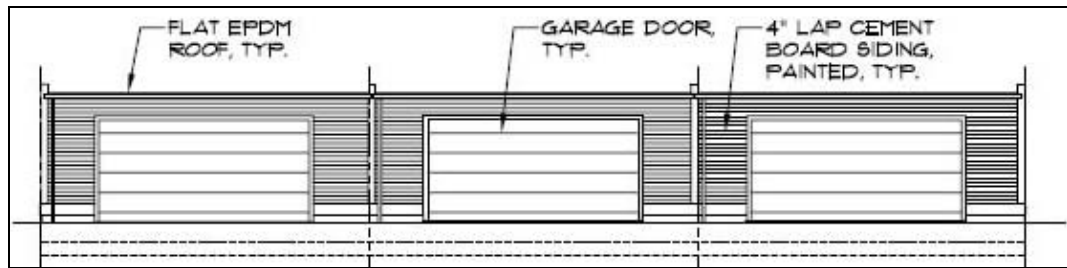
*Construction requirements per form:*

*Garages shall be sided with*

- *4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.*
- *Based on a Model Example.*



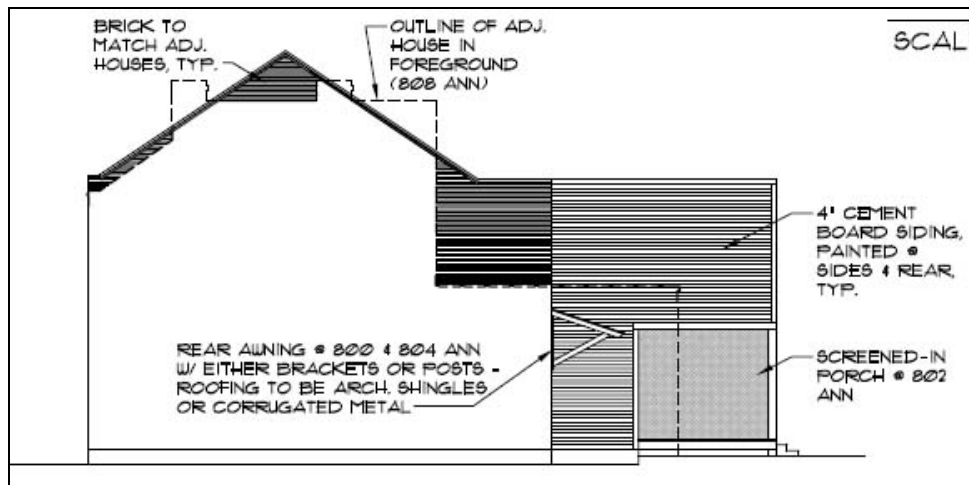
**Complies.** The proposed detached garages adhere to these requirements.



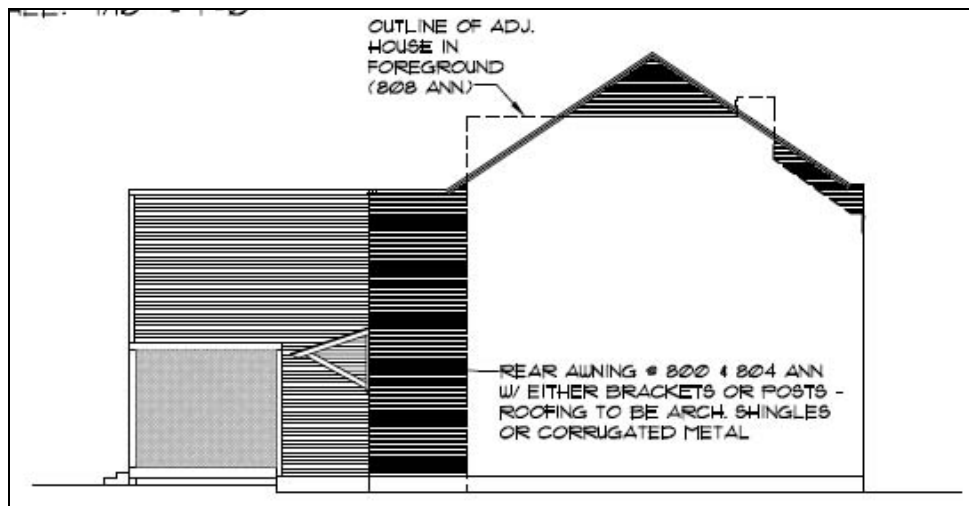
GARAGE ELEVATION AT ALLEY

#### COMMUNITY CONSULTATION:

At this time, the Cultural Resources Office has received no communication concerning the project from the Alderman or any neighborhood group.



SIDE SECTIONS/ELEVATIONS



**COMMENTS:**

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At the request of the Cultural Resources Office staff, the architect has revised the slope of the buildings' roofs and has explored ways of screening the desired pre-fabricated egress windows on the front elevations to blend them into the fabric of the historic street. The staff feels that these changes will satisfy the requirements of the Historic District Standards for new construction.

Two small details remain: the Model Examples submitted have all had their second story balcony openings altered. Originally, these balconies were accessed through a Jefferson door. The developer is requesting that he be allowed to install a French door in this location. The staff does not feel that this is a major deviation from the standards.

The second issue is the installation of solar panels on the rear roof slope of the middle building. The standards do not address solar panels or similar appurtenances. The panels will not be visible from Ann Avenue, although they may be somewhat visible from S. 7<sup>th</sup> Street on the east.

**CONCLUSION:**

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Staff recommends that the Preservation Board grant preliminary approval to the project, with the stipulation that final construction documents and exterior materials are submitted for review and approval by the Cultural Resources Office staff.

**CONTACT:**

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Jan Cameron      Planning and Urban Design Agency  
                         Cultural Resources Office  
Telephone:      314-622-3400 x 216  
Fax:               314-622-3413  
E-Mail:           [cameronj@stlouiscity.com](mailto:cameronj@stlouiscity.com)



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FRANCIS G. SLAY, Mayor

**C.**

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**DATE:** June 27, 2011  
**FROM:** Andrea Gagen, Cultural Resources Office  
**SUBJECT:** Appeal of a staff denial to replace windows on a Public Facade  
**ADDRESS:** 1828 Hickory Street  
**JURISDICTION:** Lafayette Square Local Historic District — Ward 6



**1828 HICKORY**

**OWNER:**  
Michael P. & Joan M. Gerard

**APPLICANT:**  
Jim Neal/Renewal By Andersen

**RECOMMENDATION:**  
That the Preservation Board uphold the staff denial as the windows do not meet the Lafayette Square Historic District standards.



## BACKGROUND:

The owners applied for a permit to replace twenty-seven (27) windows on his home at 1828 Hickory in May 2011. Seven (7) of these windows are located on the Public Facade of the building. The proposed windows are of a composite material (Fibrex). Under the Lafayette Square Historic District standards, wood windows are required on Public Facades. The owner is attempting achieve a U-factor of .24 with a very low solar heat gain coefficient. Although there appear to be wood options that would satisfy these requirements, the owner does not want to use wood as he says he wants a more stable material that won't rot. The owner did not wish to change his application, so the permit was denied. The owner has appealed the decision, and the matter is being brought before the Preservation Board.



## RELEVANT LEGISLATION:

Excerpt from Ordinance #63327:

### 203 WINDOWS

*Comment: Windows of historic buildings are a very important part of a building's historic character. They are integral to a building's exterior and interior design, and are a critical element of the building's weather protection system. A typical window design consists of muntins, sash, frame, moldings, proportion, configuration and concept of operation.*

### **203.1 Windows At Public Facades**

1) Windows shall be one of the following:

- (1) The existing window repaired and retained.
- (2) A replacement window which duplicates the original and meets the following requirements:

1. All components are made of wood.

**Does not comply.** Proposed windows are made of Fibrex, a composite material.

2. The profiles of jambs, brick moulds, mullions, muntins, sashes, frames and moldings match the original elements in dimension, configuration and position in the opening.

**Complies.** Although the original windows have been replaced, the windows appear to conform to windows on adjacent buildings.

### **COMMUNITY CONSULTATION:**

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The staff has not been contacted by the neighborhood group, although Alderwoman Kacie Starr Triplett has sent an email expressing her support for the project.

### **COMMENTS:**

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The Cultural Resources Office denied the windows as they did not comply with the Lafayette Square Historic District standards, which require only wood components for windows at Public Facades. The windows are in compliance, except for the material. The Lafayette Square neighborhood is currently in the process of revising its historic district standards; the current draft document, which is nearly ready for Board consideration, continues to require windows with wood components at Public Facades.

### **CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the front windows as they do not comply with the Lafayette Square Historic District standards.

### **CONTACT:**

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Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	<a href="mailto:gagen@stlouiscity.com">gagen@stlouiscity.com</a>